063.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,900 / 897,900
					USE VALUE:	897,900 / 897,900
					ASSESSED:	897,900 / 897,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONUGLI PELLEGRINO--ETAL
Owner 2:	BONUGLI DELIA P
Owner 3:	
Street 1:	79 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,473 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1844, having primarily Vinyl Exterior and 1965 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13473.000	378,700		519,200	897,900
Total Card	0.309	378,700		519,200	897,900
Total Parcel	0.309	378,700		519,200	897,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.99 | /Parcel: 456.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40798
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	378,800	0	13,473.	519,200	898,000	898,000	Year End Roll	12/18/2019
2019	104	FV	311,700	0	13,473.	519,200	830,900	830,900	Year End Roll	1/3/2019
2018	104	FV	311,700	0	13,473.	348,600	660,300	660,300	Year End Roll	12/20/2017
2017	104	FV	292,900	0	13,473.	333,800	626,700	626,700	Year End Roll	1/3/2017
2016	104	FV	292,900	0	13,473.	304,100	597,000	597,000	Year End	1/4/2016
2015	104	FV	245,800	0	13,473.	244,800	490,600	490,600	Year End Roll	12/11/2014
2014	104	FV	245,800	0	13,473.	218,800	464,600	464,600	Year End Roll	12/16/2013
2013	104	FV	255,200	0	13,473.	207,700	462,900	462,900		12/13/2012

!5499!

PRINT

Date	Time
12/10/20	20:23:01

LAST REV

Date	Time
10/09/18	10:46:20
apro	
5499	

USER DEFINED

Prior Id # 1:	40798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12779-415		4/10/1975		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Meas/Inspect	336	PATRIOT
11/18/1999	Inspected	267	PATRIOT
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13473		Sq. Ft.	Site		0	70.	0.55	11			Med. Tr	-10					519,244						519,200	

Total AC/HA: 0.30930 | Total SF/SM: 13473 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 519,244 | Spl Credit | Total: 519,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1844	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.18440545
Const Adj.:	0.98010004
Adj $ / SQ:	185.734
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548899
Depreciation:	170159
Depreciated Total:	378740

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

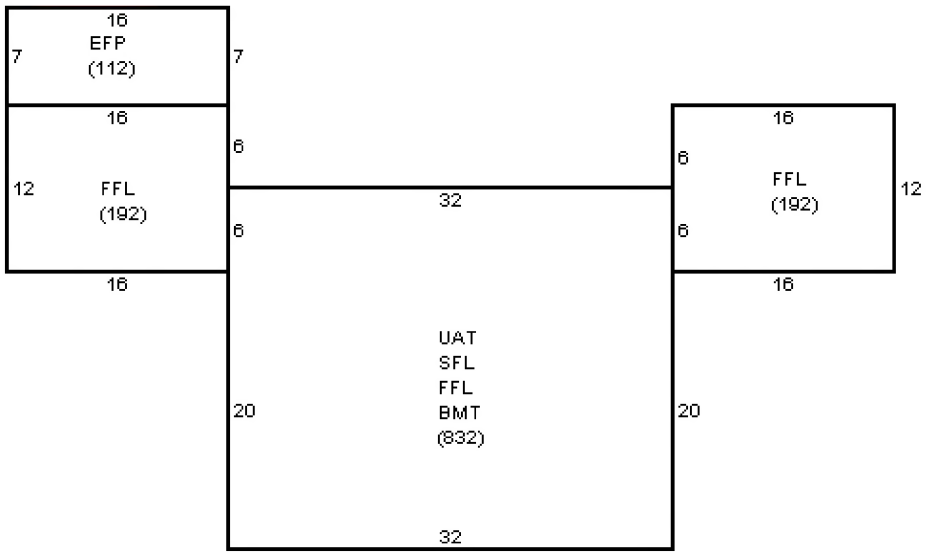
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.73
Special Features:	0	Val/Su Net:	121.50
Final Total:	378700	Val/Su SzAd	192.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	185.730	225,852
BMT	Basement	832	55.720	46,359
SFL	Second Floor	749	185.730	139,077
UAT	Upper Attic	208	74.290	15,453
EFP	Enclos Porch	112	50.510	5,657

Net Sketched Area:	3,117	Total:	432,398
Size Ad	1964.7999	Gross Are	3824	FinArea	1965
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	